



To the Honorable Council
City of Norfolk, Virginia

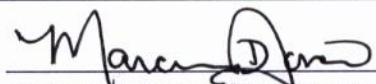
January 26, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of Zoning from R-8 (Single-Family) to Conditional R-9 (Single-Family) – 1510 Colon Avenue - DT Builders**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-2**

I. **Staff Recommendation:** Denial.

II. **Commission Action:** By a vote of **5 to 1**, the Planning Commission recommends **Denial**.

- Majority voted for denial based on staff recommendation of denial, neighborhood opposition and the incompatibility of the proposal with the existing character of the neighborhood.
- Minority voted for approval based on the desire to allow more development to occur within the neighborhood.

III. **Request:** Change of Zoning from R-8 (Single-Family) to Conditional R-9 (Single-Family)

IV. **Applicant:** DT Builders, LLC

V. **Description:**

- This application requests to rezone property to allow a resubdivision into two parcels and the development of an additional single-family home.
 - The site is currently under development with one single-family home.
- The applicant acquired the property, demolished the existing house, and commenced construction of a new house on the western half of the site prior to seeking a rezoning in order to erect an additional house on the remaining eastern half of the site.
- This rezoning, if approved, would impose an inappropriate lot pattern that is out of character with the majority of residential lots located along this portion of Colon Avenue, and especially the north side of the street.
- Rezoning to R-9 would establish an undesirable precedent which would encourage potential rezoning requests in the future.
 - There are several existing single-family houses along this block which could be acquired and demolished, and also rezoned to R-9 in order to permit two new houses on sites that currently only have one house, further disrupting the existing character along Colon Avenue.
 - Currently, the Campostella neighborhood is not considered a neighborhood in transition for which this type of character-changing development would be appropriate.

Attachments:

- Staff Report to CPC dated December 10, 2015 with attachments
- Letter of opposition – Campostella Civic League
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: December 10, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Matthew Simons, AICP, CZA, CFM

Staff Report	Item No. 4	
Address	1510 Colon Avenue	
Applicant	D.T. Builders, LLC (Lashaun Robinson)	
Request	Change of Zoning	Change of Zoning from R-8 (Single-Family) to Conditional R-9 (Single-Family)
Property Owner	GPMC Properties, LLC (Jeffrey Maynor)	
Site Characteristics	Site Area	11,068 square feet
	Zoning	R-8
	Future Land Use Map	Single-Family Traditional
	Character District	Traditional
	Neighborhood	Campostella
Surrounding Area	North	R-11 (Moderate Density Multi-Family): single-family homes, duplexes
	East	R-8: single-family homes
	South	R-8: single-family homes, duplex, triplex
	West	R-8: single-family homes



A. Summary of Request

- This application requests to rezone property to allow a resubdivision into two parcels and the development of an additional single-family home.
 - The site is currently under development with one single-family home.
 - Construction of the additional home, after rezoning and resubdivision, will bring the total number of homes on the site to two.
- The site is located within the Campostella neighborhood on Colon Avenue between Campostella Road and Wilson Road.

B. Plan Consistency

- *plaNorfolk2030* identifies this site as Single-Family Traditional.
 - The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single-Family Traditional land use category as a location for single-family detached development characterized by houses set back a moderate distance from the street with driveways leading to rear garages on lots of 50 to 70 feet wide and approximately 4,000 to 7,500 square feet.
- Given that the proposed rezoning intends to permit the construction of two single-family homes on lots less than 50 feet wide, the proposed rezoning is inconsistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

The site is located within the Campostella neighborhood, an area developed with single-family homes and consisting of a few multi-family and institutional uses.

ii. Lot Pattern Analysis – 1510 Colon Avenue

- The site is currently zoned R-8 which requires a minimum lot width of 50 feet and a minimum lot size of 5,000 square feet.
- The applicant is proposing to resubdivide the existing 87.5 foot wide lot into two lots, each with approximately 44 feet in width and less than 5,000 square feet in lot area.
- A Lot-Pattern Analysis shows the following range of similar residential lots and their percentages within the area:

Lot Pattern Analysis (R-8 to R-9)

Lot-Size Range	Within 1,000 feet radius		Along same block (Colon Avenue)	
	Number	Percentage	Number	Percentage
Lots in character with the proposal or smaller (Less than 50 ft. in width, or less than 5,000 sq. ft.)	39	34%	15	45%
Lots in character with the existing R-8 zoning (Greater than or equal to 50 ft. in width, and greater than or equal to 5,000 sq. ft. of lot area)	75	66%	18	55%

- The proposed rezoning would be inappropriate for this area, and especially the north side of Colon Avenue, given that the lot pattern consists predominately of lots larger than the R-9 standards.
 - R-9 would consist of lots having less than 40 feet in width, and less than 4,000 square feet of lot area.
- The proposed development will result in lots smaller than the majority of lots in the neighborhood, including the majority of lots along Colon Avenue, and especially the north side of Colon Avenue, which may have a negative impact on the neighborhood, and spur further requests to reduce lot sizes in a traditional neighborhood.

ii. Parking

The site is located within the Traditional Character district which requires two parking spaces per dwelling unit.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

Institute of Transportation Engineers (ITE) figures estimate that the net addition of one new single-family home on this site will generate 10 additional vehicle trips per day.

E. Impact on the Environment

- The new houses will comply with all standards set forth in the *Zoning Ordinance*, and will comply with the City's stormwater requirements in order to mitigate any potential impacts of the development.
- Two trees will be required to be either preserved or installed and maintained for each lot as well as three feet of foundation plantings along the front facing façades of each home prior to the proposed homes receiving a Certificate of Occupancy.

F. Impact on Surrounding Area/Site

- The 1500 block of Colon Avenue consists primarily of original older homes, however the block has homes of various ages and styles and can be considered to be a street within transition.
 - Although the street continues to transition with some newer homes being constructed, this does not represent a justification for the proposed increase in density along this portion of Colon Avenue.
- The proposed development will result in two new lots that are smaller than the majority of lots in the neighborhood, which may have a negative impact on the neighborhood.
 - The development of the new home will be required to obtain a zoning certificate, in order to help ensure that the proposed home is compatible with the surrounding architectural character of the neighborhood.
 - The home currently under construction was placed on the western portion of the site and permitted under the existing R-8 zoning requirements, with the anticipation

that R-9 zoning would be approved and permit the second home on the other half of the site.

- Since the existing home was permitted under the current R-8 zoning, the home was not required to obtain a zoning certificate and no design review was performed to ensure that the home would be built to be compatible with the surrounding architectural character of the neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- Notice was sent to Campostella Civic League on October 27.
- A letter of opposition was received from the Campostella Civic League.

I. Communication Outreach/Notification

- Legal notice was posted on the property on November 3.
- Letters were mailed to all property owners within 300 feet of the property on November 25.
- Legal notification was placed in *The Virginian-Pilot* on November 26 and December 3.

J. Recommendation

- Approval of a rezoning which is out of character with the existing lot pattern would further impose an inappropriate lot pattern that is out of character with the majority of residential lots located along this portion of Colon Avenue, and especially the north side of the street.
- A rezoning to R-9 would also establish an undesirable precedent which may encourage potential rezoning requests in the future.

For all these reasons, Staff recommends that the request for rezoning be **denied**.

Conditions as Proffered by the Applicant

1. The site shall be developed in accordance with the conceptual site plan entitled "Physical Survey of 1510 Colon Avenue, Norfolk, VA, Lots 13, 14 and north 17.5 feet of Lot 15" as prepared by *Beck Associates* dated May 29, 2015, attached hereto and marked as "Exhibit A".
2. No building permit shall be issued until a zoning certificate has been granted by the Department of City Planning, which verifies that the proposed single-family dwellings to be built on the parcels are consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.

3. To offset stormwater impacts of the development, the following landscaping shall be installed prior to the issuance of a Certificate of Occupancy:
 - i. Foundation plantings a minimum of three feet in depth shall be provided and maintained for foundations facing the public right of way.
 - ii. Two trees shall be preserved or planted and maintained for each new zoning lot created.

Attachments

Location map

Zoning map

plaNorfolk2030 Future Land Use map

Lot Pattern Analysis map

Application

Notice to the civic league

Letter of opposition – Campostella Civic League

Proponents and Opponents

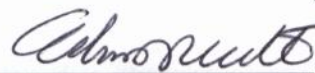
Proponents

Laushaun Robinson – Applicant
1510 Colon Avenue
Norfolk, VA 23523

Opponents

Janice McKee – Campostella Civic League president
903 Hatton Street
Norfolk, VA 23523

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1510 COLON AVENUE FROM R-8 (SINGLE-FAMILY RESIDENTIAL) TO CONDITIONAL R-9 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 1510 Colon Avenue is hereby rezoned from R-8 (Single-Family Residential) District to conditional R-9 (Single-Family Residential) District. The property which is the subject of this rezoning is more fully described as follows:

Property fronts 87.5 feet, more or less, along the northern line of Colon Avenue, beginning 625 feet, more or less, from the western line of Campostella Road and extending westwardly; premises numbered 1510 Colon Avenue.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

- (a) The site shall be developed in accordance with the conceptual site plan entitled "Proposed Rezoning of Lots 13, 14, and North West 17.5 feet of Lot 15," prepared by Beck Associates, dated May 29, 2015, attached hereto and marked as "Exhibit A."
- (b) No building permit shall be issued until a zoning certificate has been issued by the Department of City Planning verifying that the proposed single-family dwellings to be built on the property are consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.
- (c) To offset stormwater impacts of the development, the following landscaping shall be installed prior

to the issuance of a Certificate of Occupancy:

- (1) Foundation plantings a minimum of three feet in depth shall be provided and maintained for foundations facing the public right of way.
- (2) Two trees shall be preserved or planted and maintained for each new zoning lot created.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

9-89-4201 / 19-212-13,051 / Folder

ADD NOTE:

GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT
LECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED
FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED)
SHOWN ON FEMA MAP, COMMUNITY-PANEL NUMBER
104 0165-F, EFFECTIVE: 9/02/09

OPPOSED REZONING:

IS SITE IS CURRENTLY ZONED R-8. IT IS HEREBY PROPOSED THAT
IS SITE BE RE-ZONED TO R-9. THE SITE WILL BE SUBDIVIDED TO
EATE TWO BUILDING SITES TO BE USED FOR THE CONSTRUCTION
TWO SINGLE FAMILY DWELLINGS.

GREATER NORFOLK LAND CO.
(M.B. 4, P. 8)

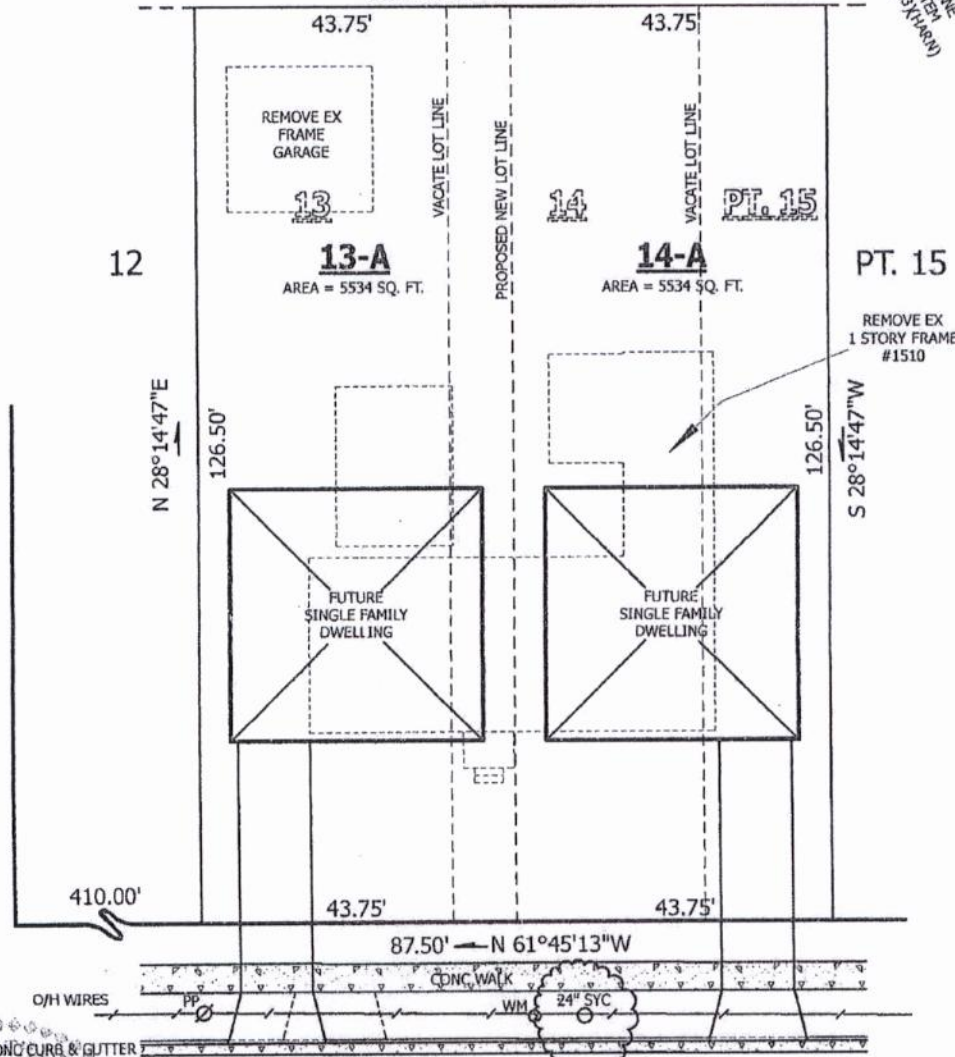
S 61°37'28"E — 87.50'

N

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE, NAD83 (9X-4434)

Exhibit A

WILSON RD (VARIABLE R/W)



COLON AVE (60' R/W)

**PROPOSED REZONING
OF**

LOTS 13, 14, & NORTH WEST 17.5'
OF LOT 15, PROPERTY OF
W. H. HOFHEIMER CO. INC.
(M.B. 7 P. 82 CHES)
NORFOLK, VIRGINIA

FOR

LAUSHAWN ROBINSON

BECK ASSOCIATES, PC
CIVIL ENGINEERS AND LAND SURVEYORS
7442 TIDEWATER DRIVE
NORFOLK, VA 23505



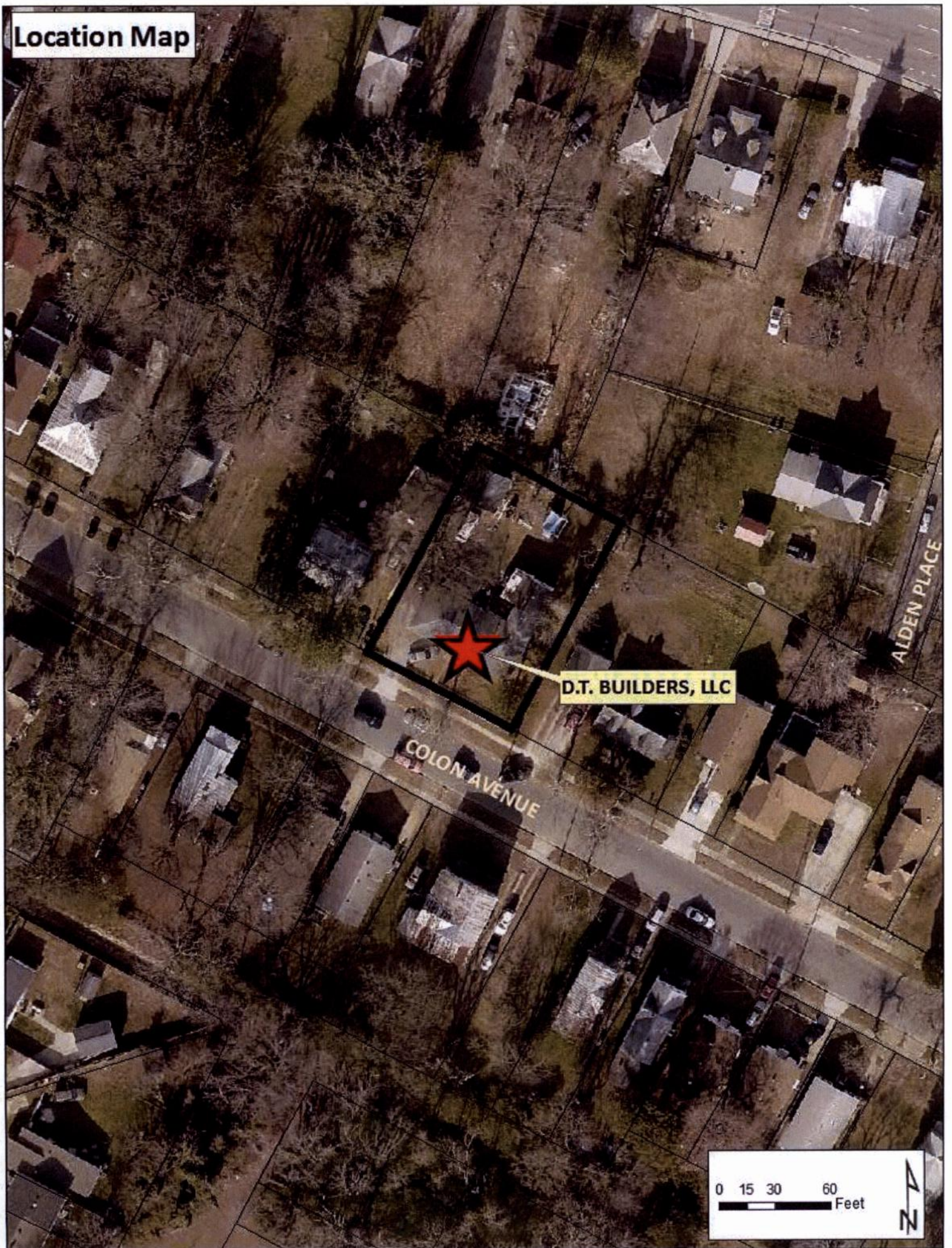
MAY 29, 2015

SCALE: 1" = 20'

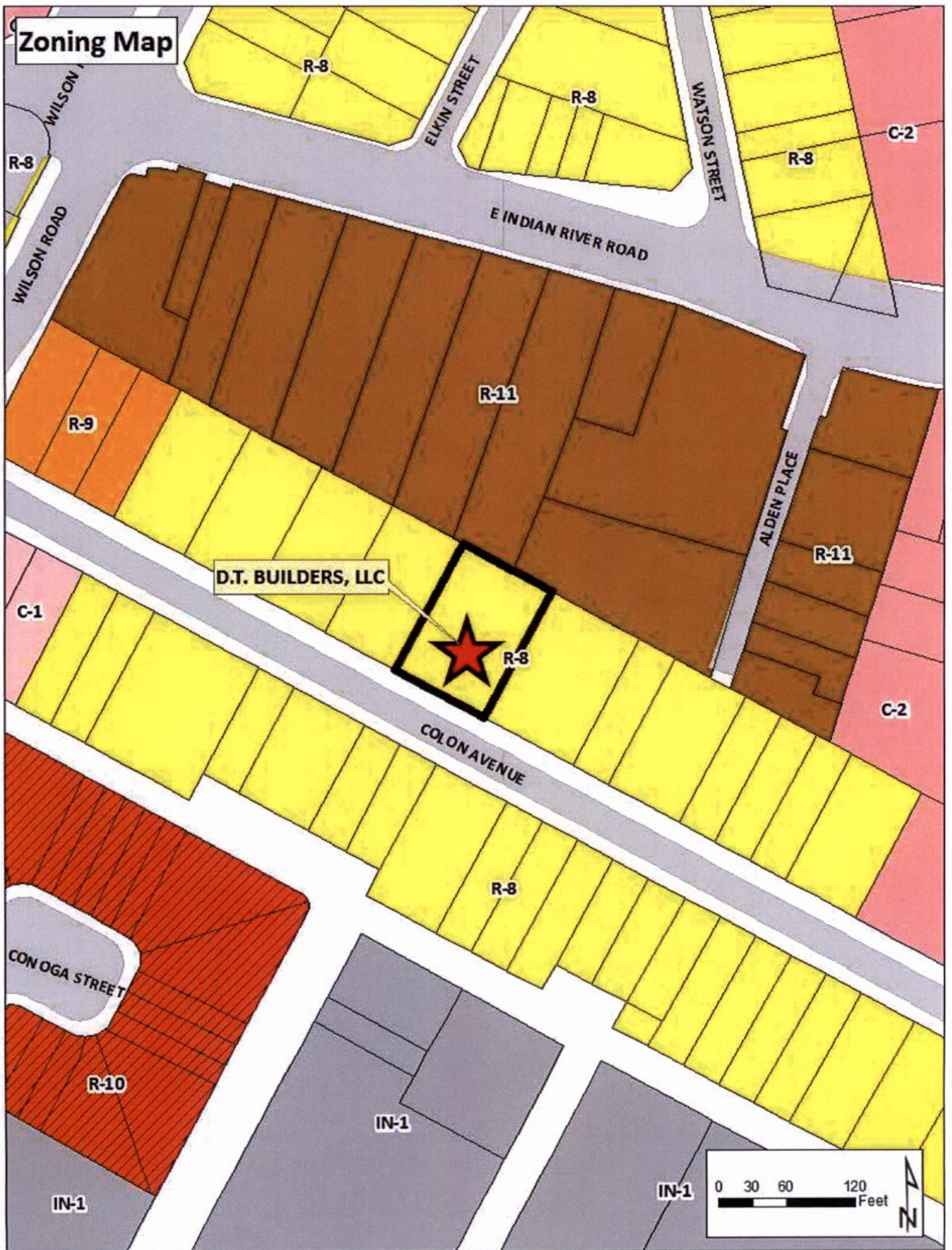
DEED & TITLE REPORT NOT
FURNISHED BY CLIENT

19-215-13,059

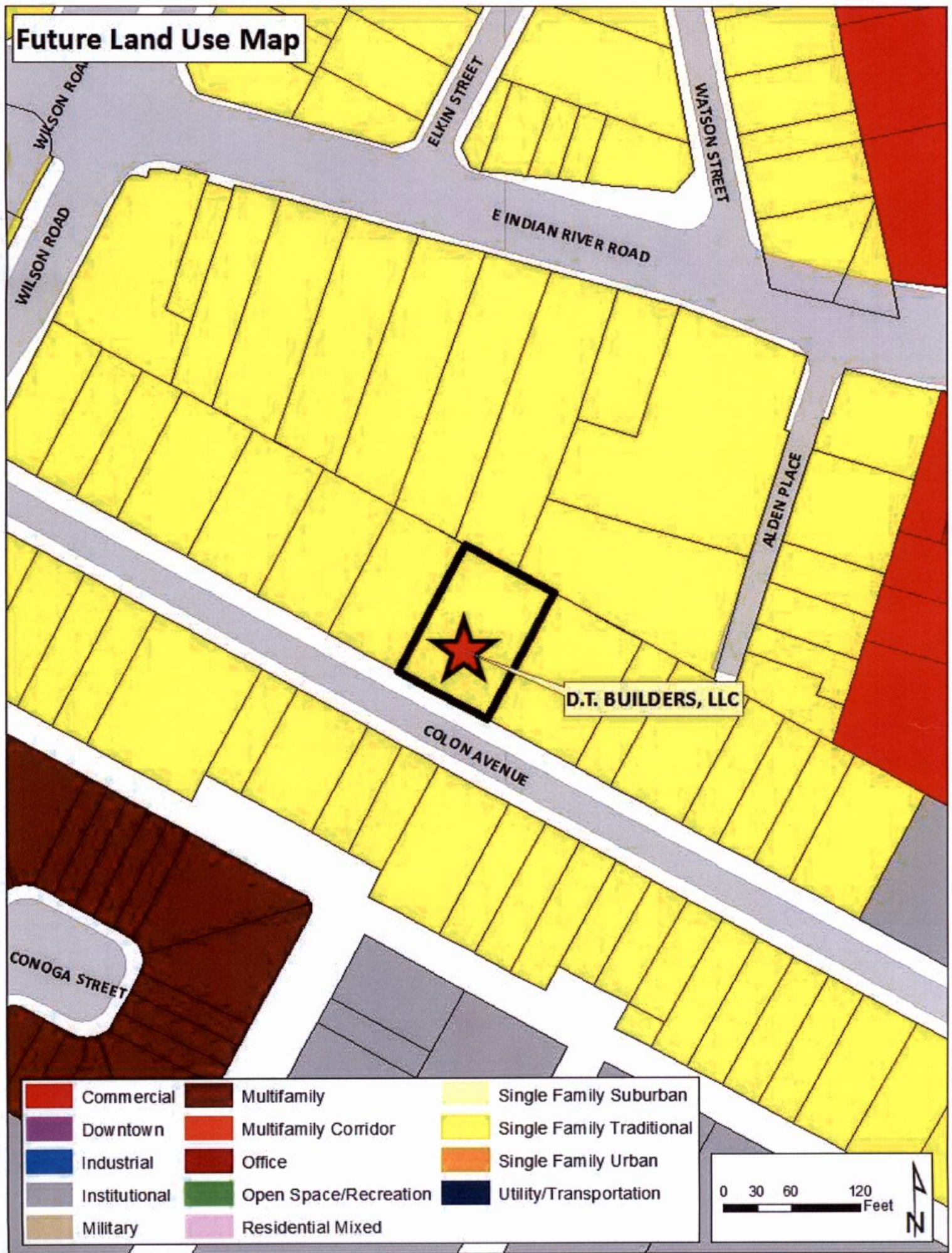
Location Map



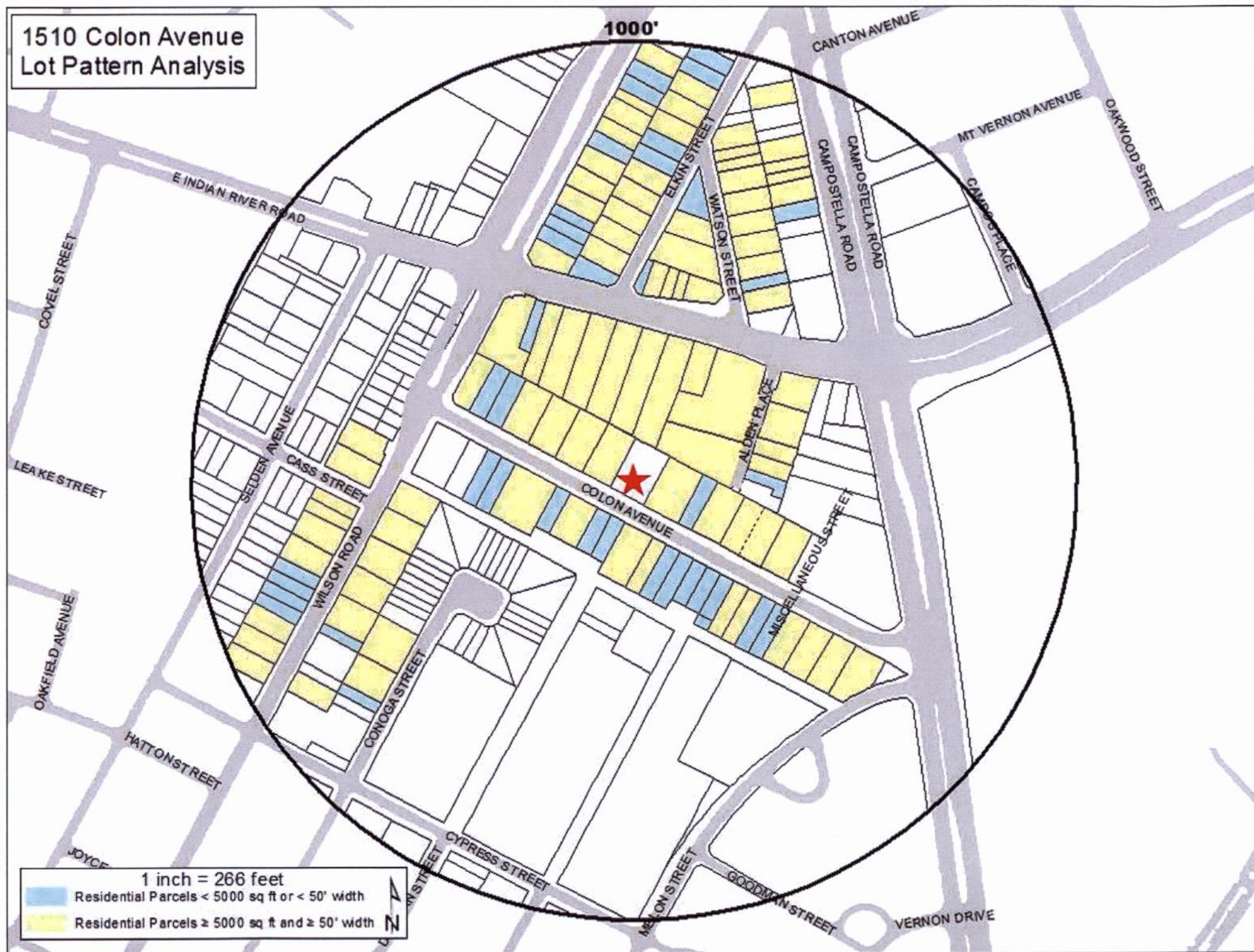
Zoning Map



Future Land Use Map



1510 Colon Avenue Lot Pattern Analysis





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: 10-14-15

Conditional Change of Zoning

From: 8 Zoning To: Conditional R9 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1510 (Street Name) Colon Ave
Norfolk, 23523

Existing Use of Property: Vacant Lot Existing

Current Building Square Footage 2200 sq ft

Proposed Use Single Family Home

Proposed Building Square Footage 2200 sq ft

Trade Name of Business (If applicable) D.T. Builders LLC

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Robinson (First) Arshawn (MI) W

Mailing address of applicant (Street/P.O. Box): 1121 Campestelle Road

(City) Norfolk (State) VA (Zip Code) 23523

Daytime telephone number of applicant (757) 309-9906 Fax (757) 689-1053

E-mail address of applicant: CN1 Builders 41 @ VA.Hoo.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

Application
Conditional Rezoning
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Robinson (First) Aushaun (MI) W

Mailing address of applicant (Street/P.O. Box): 1121 Campostella Rd.

(City) Norfolk (State) VA (Zip Code) 23523

Daytime telephone number of applicant (757) 309-9906 Fax () _____

E-mail address of applicant: CN1 Builders 411@YA.HOU.COM

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

(GPMC Properties, LLC)

3. Name of property owner: (Last) Maynor (First) Jeffrey (MI) _____

Mailing address of property owner (Street/P.O. box): 1121 Campostella Rd.

(City) Norfolk (State) VA (Zip Code) 23523

Daytime telephone number of owner () _____ email: _____

CIVIC LEAGUE INFORMATION

Civic League contact: Roscoe Callaway

Date(s) contacted: 6-1-15

Ward/Super Ward information: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Proffered conditions.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: J Maynor Construction Sign: [Signature] 10/18/16
(Property Owner) (Date)

Print name: LaShawn Robinson Sign: [Signature] 10/14/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised September, 2015)

1. The site shall be developed in accordance with the conceptual site plan entitled "Physical Survey of 1510 Colon Avenue, Norfolk, VA, Lots 13, 14 and north 17.5 feet of Lot 15" as prepared by *Beck Associates* dated May 29, 2015, attached hereto and marked as "Exhibit A."
2. No building permit shall be issued until a zoning certificate has been granted by the Department of City Planning, which verifies that the proposed single-family dwellings to be built on the parcels are consistent with the prevailing pattern in the neighborhood with respect to the footing, massing, scale, appearance, fenestration, roof lines and other exterior elements.
3. To offset stormwater impacts of the development, the following landscaping shall be installed prior to the issuance of a Certificate of Occupancy:
 - i. Foundation plantings a minimum of three feet in depth shall be provided and maintained for foundations facing the public right of way.
 - ii. Two trees shall be preserved or planted and maintained for each new zoning lot created.

Lawrence Robinson
10 - 14 15



GPMC PROPERTIES, LLC

4521 Professional Circle Virginia Beach, VA 23455

Office: (757) 855-0416 Fax: (757) 557-0460

October 13, 2015

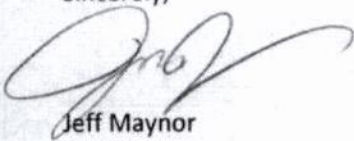
Re: Resubdivision of 1510 Colon Avenue, Norfolk, Virginia

To Whom It May Concern,

This letter is to acknowledge that, Shawn Robinson, has my permission to resubdivide the above listed property in order to create 2 buildable lots.

I can be reached at 757.580.2532 or jmaynor@jmaynor.com with any questions.

Sincerely,



Jeff Maynor

Owner

J Maynor Construction

GPMC Properties, LLC

4521 Professional Circle

Virginia Beach, VA 23455

BECK ASSOCIATES, P.C.
7442 TIDEWATER DRIVE
NORFOLK, VIRGINIA 23505
(757) 588-0555

Purpose of Rezoning

LOTS 13, 14, & NORTH 17.5' OF LOT 15,
PROPERTY OF W.H. HOFHEIMER CO., INC. (M.B. 7 P. 82 CHES)
1510 Colon Avenue

September 16, 2015

DESIRED REZONING:

It is the desire of the land owner to rezone the above site from R8 to R9.

DESCRIPTION OF SITE:

The site consists of two and one half lots. Each full lot is 35' wide. The total width of the site is 87.5 feet. A new single family dwelling is under construction on the western portion of the site, leaving room for the construction of another new single family dwelling to be constructed beside it.

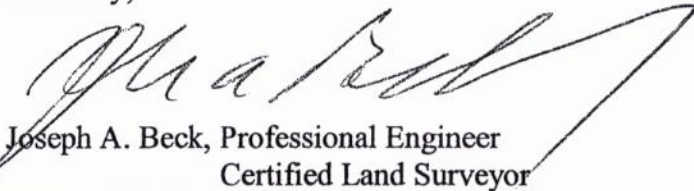
PROPOSED SUBDIVISION:

The land owner desires to subdivide the existing site into two new lots that will be conforming in the new R9 zone.

PROPOSED SINGLE FAMILY DWELLING:

After the land is rezoned to R9 and subdivided into two lots, the land owner will construct a second, new single family house on the site, bringing the total to two new single family houses.

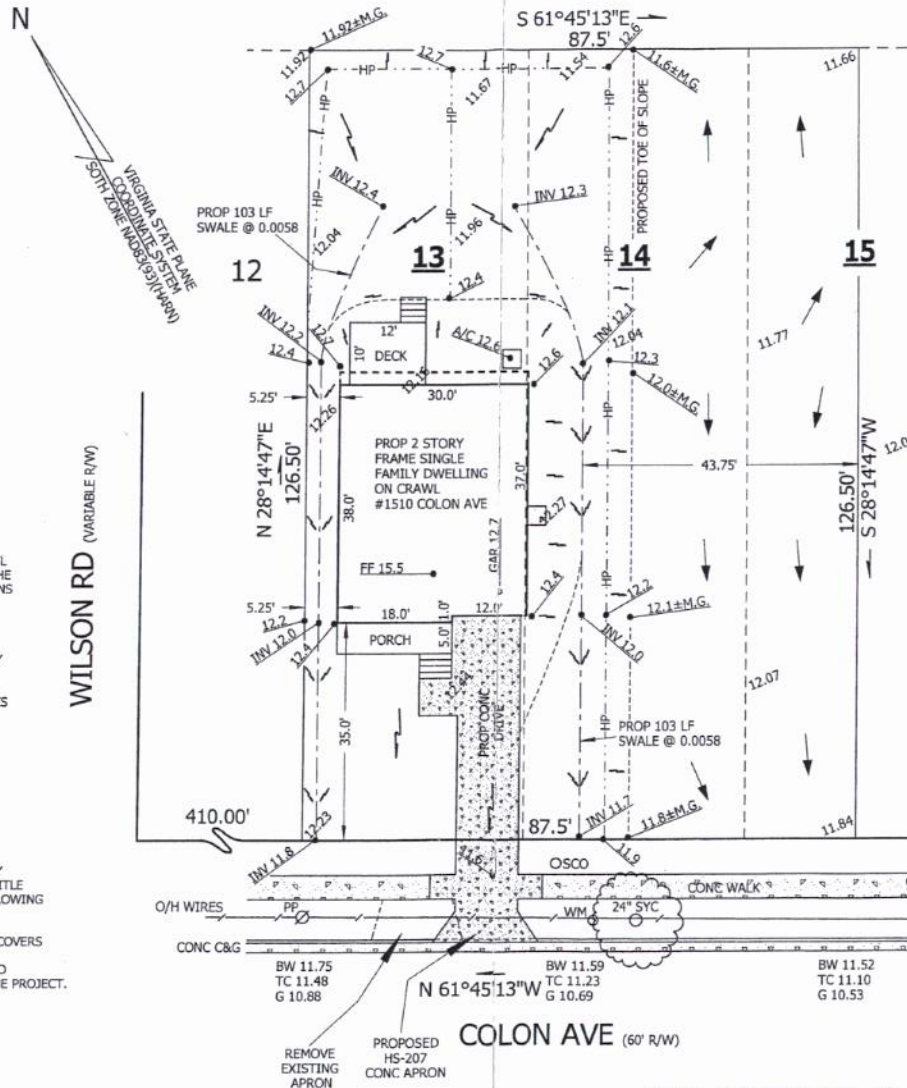
Sincerely,



Joseph A. Beck, Professional Engineer
Certified Land Surveyor

GENERAL NOTES:

1. ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
2. DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
3. THE CONTRACTOR WILL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEYS' FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODILY INJURY (INCLUDING DEATH AT ANY TIME RESULTING THEREFROM) TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR ANY OF THEIR RESPECTIVE EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
4. ELEVATIONS ARE IN FEET AND REFER TO NAVD '88(92) DATUM.
5. THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE 3000 P.S.I. (CLASS A-3 AIR ENTRAINED).
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
 - A. OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER IMPEDIMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/LETTER MAY SHOW SOME OF THE ABOVE.
 - B. VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
8. ANY ERRORS, OMISSIONS, DISCREPANCIES, ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THIS OFFICE IMMEDIATELY. WORK SHOULD NOT CONTINUE UNTIL THIS OFFICE HAS ISSUED WRITTEN INSTRUCTIONS.
9. HOUSE PLANS WERE PROVIDED TO THIS OFFICE ENTITLED "OLINGER MODEL HOME" BY DESIGNS BY MARK, UNDATED. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS PLAN AND ASSURE THAT IT ALL OF THE DIMENSIONS AND DETAILS OF THE PROPOSED HOUSE ARE SHOWN AS DESIRED BY THE CLIENT AND THAT ALL FEATURES OF THE HOUSE, INCLUDING NUMBER OF STORIES, LOCATION OF PORCHES, WALKS AND DRIVEWAYS, AND ANY HORIZONTAL PROJECTIONS SUCH AS BAY WINDOWS OR CANTILEVERED ROOMS ARE SHOWN HEREON AS DESIRED BY THE CLIENT BEFORE THIS PLAN IS SUBMITTED TO THE CITY FOR REVIEW.
10. THE HOUSE DIMENSIONS AND HOUSE LOCATION DISTANCES SHOWN HEREON ARE TO OUTSIDE OF THE WOOD FRAMING. THE HOUSE PLAN DOES NOT PROPOSE A BRICK VENEER.
11. NO DEED, TITLE REPORT, CONTRACT OF SALE OR OTHER INFORMATION INDICATING WHICH PIECE OF LAND THE CLIENT OWNS, INTENDS TO BUY OR INTENDS TO BUILD ON WAS SUPPLIED TO THIS OFFICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS PLAN AND ASSURE THAT THE LAND PARCEL DEPICTED HEREON IS THE ONE INTENDED FOR CONSTRUCTION BEFORE BEGINNING CONSTRUCTION.
12. NO BOUNDARY MONUMENTS WERE MARKED AND NO LAYOUT WAS PERFORMED AS A PART OF THE PREPARATION OF THIS PLAN. THIS OFFICE WILL SET LAYOUT MARKERS IF CONTRACTED TO DO SO.
13. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND, CONSEQUENTLY, MAY NOT SHOW ALL EASEMENTS AND MATTERS OF TITLE THAT AFFECT THE SITE. THE CLIENT IS HEREBY DIRECTED TO DO THE FOLLOWING BEFORE CONSTRUCTION:
 1. OBTAIN TITLE INSURANCE.
 2. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE TITLE POLICY COVERS ALL OF THE LAND SHOWN ON THIS PLAN.
 3. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE EXCEPTIONS TO COVERAGE LISTED IN THE TITLE POLICY DO NOT ADVERSELY AFFECT THE PROJECT.



FLOOD NOTE:

BY GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT REFLECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED BY FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED) AS SHOWN ON FEMA MAP, COMMUNITY-PANEL NUMBER 510104 0165 F, EFFECTIVE: 9/02/09.

LEGEND:

CONC	CONCRETE
PROP	PROPOSED
O/H	OVERHEAD
C&G	CURB & GUTTER
SCO	SEWER CLEAN OUT
BW	BACK OF WALK
EX	EXISTING
EP	EDGE OF PAVEMENT
CL	CENTER LINE
FF	FINISHED FLOOR
LP	LIGHT POLE
PP	POWER POLE
TC	TOP OF CURB
G	GUTTER
9.8	EXISTING ELEVATIONS
9.9	PROPOSED ELEVATIONS
→	PROPOSED DIRECTION OF FLOW
→	EXISTING DIRECTION OF FLOW
INV	INVERT
MG	MATCH GRADE
HP	PROPOSED HIGH POINT

SITE PLAN
OF
LOTS 13, 14, & NORTH
WEST 17.5' OF LOT 15
PROPERTY OF W.H.
HOFHEIMER CO., INC.
(M.B. 7, P. 82 CHES)
NORFOLK, VIRGINIA

FOR: LAUSHAUN ROBINSON

REVISED: 8-31-15 (GRADING AT REAR OF LOT)
REVISED: 8-27-15 (FLOOR ELEV)
AUGUST 12, 2015

SCALE: 1" = 20'



BECK ASSOCIATES, PC
CIVIL ENGINEERS AND LAND SURVEYORS
7442 TIDEWATER DRIVE
NORFOLK, VA 23505

Blough, Christopher

From: Straley, Matthew
Sent: Tuesday, October 27, 2015 3:03 PM
To: 'msjan56@yahoo.com'; 'campostellacivicleague@gmail.com'
Cc: Riddick, Paul; Williams, Angelia M.; Goldin, Jamie; Simons, Matthew
Subject: new Planning Commission application - 1510 Colon Avenue
Attachments: DT Builders.pdf

Ms. McKee,

Attached please find the application for a change of zoning from R-8 (Single-Family) district to conditional R-9 (Single-Family) district at 1510 Colon Avenue.

The purpose of this request is to allow for the construction of two single-family homes where only one is permitted under the current zoning district.

The item is tentatively scheduled for the December 10, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Matt Simons* at (757) 664-4750, matthew.simons@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II
Norfolk Department of City Planning
810 Union Street, Suite 508 | Norfolk, Virginia 23510
Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

CAMPOSTELLA CIVIC LEAGUE
Norfolk, VA 23523
Ms. Janice McKee, President
campostellacivicleague@gmail.com
(757) 515-9037

Department of City Planning
810 Union Street, Room 508
Norfolk, VA 23510

December 1, 2015

ATTN: Mr. Matthew Simons, City Planner

CC: Mr. Robinson, D.T. Builders

RE: Application (10-14-2015) for Conditional Change of Zoning from 8 to R9
Location: 1510 Colon Avenue, Norfolk, VA 23523
Submitted by: Mr. Laushaun Robinson, D.T. Builders
1121 Campostella Road, Norfolk, VA 23523

Dear Mr. Simons,

On November 9, 2015, Mr. Laushaun Robinson of D.T. Builders presented the above application to the Campostella Civic League. After review and discussion, the Campostella Civic League members voted to DENY the application for the following reasons.

- Approval of this rezoning is not satisfactory with the lot pattern of the Campostella Neighborhood. Re-zoning to R-9 would establish an undesirable precedent for potential rezoning requests in the future.
- This re-zoning application submitted by D.T. Builders is *NOT* satisfactory with the plan for the community.
- The Campostella Civic League is working hard to improve our neighborhood, to include renovations, new construction and economic development.

We encourage and invite Mr. Robinson to become a partner with the Campostella Civic League so that we can work together on future neighborhood projects.

FOR YOUR INFORMATION

In June of 2015, Campostella Civic League elected new Officers. The President is now Ms. Janice McKee. Please direct future requests, applications and proposals for Campostella to Ms. Janice McKee at (757) 515-9037 and/or email to campostellacivicleague@gmail.com

Thank You,

CAMPOSTELLA CIVIC LEAGUE

Ms. Janice McKee, President

Ms. Janice M. Graves, Secretary